



**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** HAPPY TREE RETAIL CANNABIS DISPENSARY  
**PROJECT NO.:** 25-5  
**PROJECT LOCATION:** 99 ROUTE 17K  
SECTION 95, BLOCK 1, LOT 33  
**REVIEW DATE:** 18 JUNE 2025  
**MEETING DATE:** 25 JUNE 2025  
**PROJECT REPRESENTATIVE:** MOSS ARCHITECTS

1. Status of required variances from the Zoning Board of Appeals should be addressed.
2. A courtesy letter to the DOT should be sent identifying the project along the State Highway.
3. Notes from the Retail Cannabis Code have been added to the plans.
4. Orange County Planning referral is required.
5. A Public Hearing is required for the Special Use Permit.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kmm

A handwritten signature in black ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.  
Principal

**NEW YORK OFFICE**

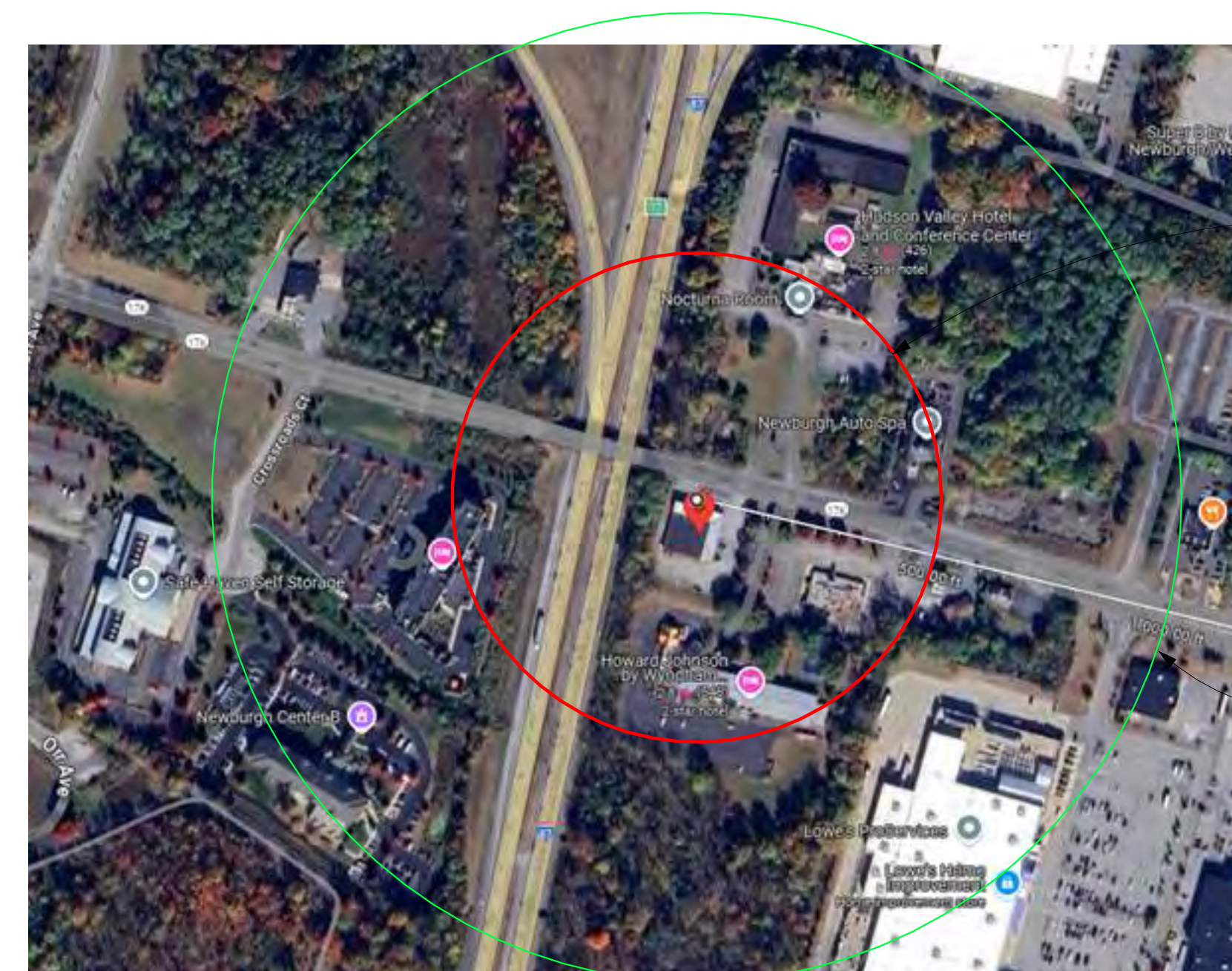
33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



Certifi



- DAY CARE
- PUBLIC PARK
- PLAYGROUND
- PUBLIC SWIMMING POOL
- LIBRARY
- RECREATION CENTER
- EXISTING DWELLING UNIT

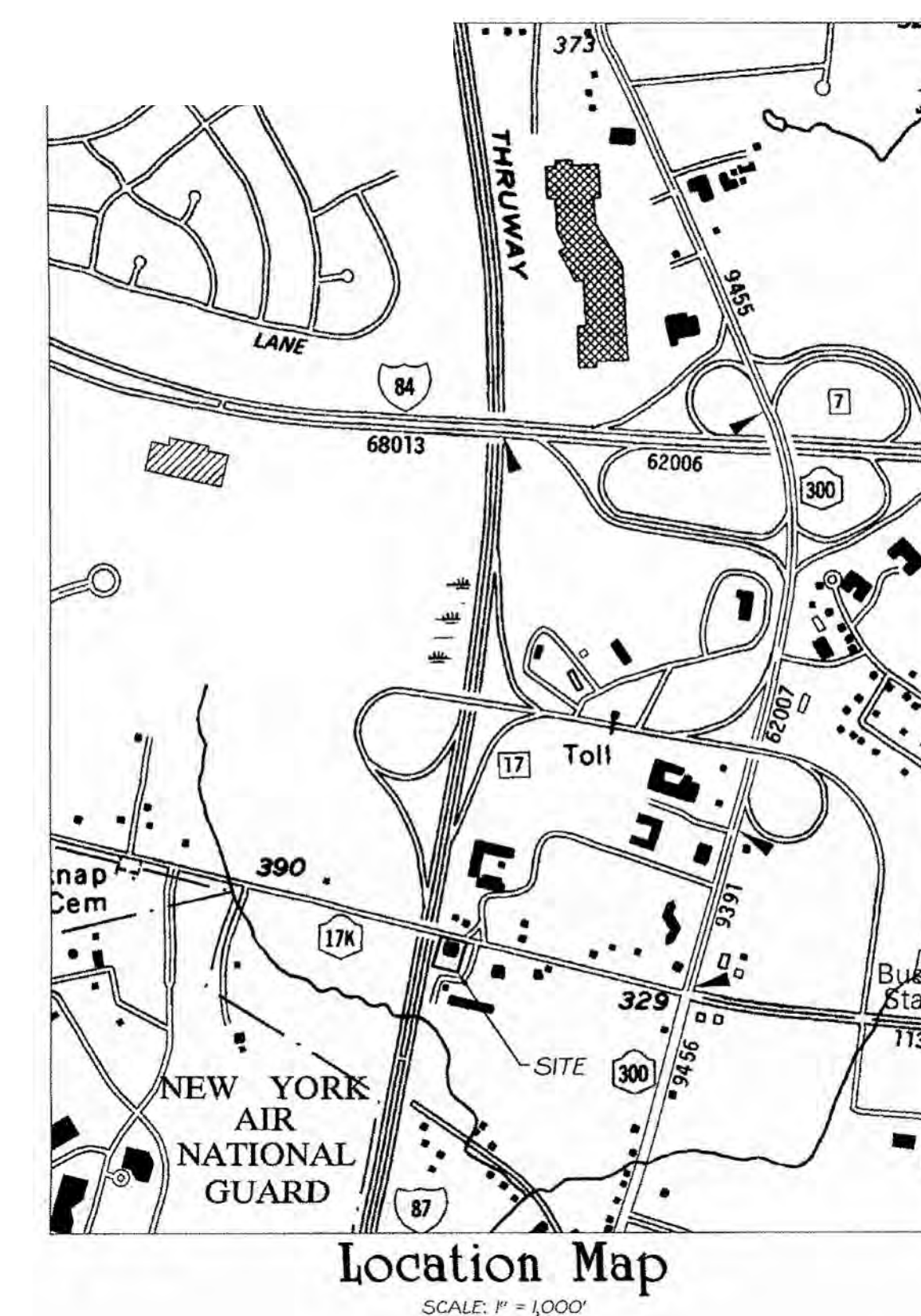
1000' RADIUS: NO CANABIS FACILITIES

**1 REGIONAL MAP**  
1 1/2" = 1'-0"

RETAIL STORES	REQUIRED	PROVIDED	EXISTING NON-CONFORMING
MINIMUM LOT AREA	40,000 SF	33,946 SF	6,054 SF
MINIMUM LOT WIDTH	150'	170'	
MINIMUM FRONT YARD	50'	9'	40.3'
MINIMUM SIDE YARD (EACH)	50'	10.0'	40.0'
MINIMUM SIDE YARD (BOTH)	100'	53.2'	46.0'
MINIMUM REAR YARD	60'	79.3'	
MAXIMUM BUILDING HEIGHT	35'	<35'	
MAXIMUM LOT SURFACE COVERAGE	80%	91.0%	10.0%
MAXIMUM BUILDING LOT COVERAGE	40%	29.6%	

## GENERAL NOTES

1. NO LOUDSPEAKERS ARE PERMITTED ON THE EXTERIOR
2. NO SMOKING WILL BE PERMITTED ON THE PREMISES
3. EXTERIOR OF THE BUILDING SHALL BE MAINTAINED AND LITTER REMOVED ON A DAILY BASIS
4. TRASH SHALL BE STORED AND REMOVED VIA LOADING DOCK
5. A STATE LICENSE SHALL BE OBTAINED
6. HOURS OF OPERATION: 10AM-10PM MON-SAT, 11-7 SUN

[illegible]

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99 ROUTE 17  
NEWBURGH, NEW YORK

SECTION 96  
PARCEL 33

DRAWING TITLE

# SITE PLAN

DRAFTING NO.

A-001

SEAL &amp; SIGNATURE

DATE:	1.25
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SCALE: As indicated

CHK BY: Chec



DATE:	1.25
SCALE:	As indica
DWG BY:	Aut
CHK BY:	Chec





A photograph of the exterior of a Happy Tree store. The building has a green metal roof and a light-colored facade. A sign above the entrance reads "Happy Tree" with a tree logo. Large windows display various items, and a "HAPPY TREE" sign is visible on the right side of the building. A silver SUV is parked in the foreground on the left.



### ADJUSTABLE ANGLE OUTDOOR FLOOD LIGHT